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**FOR SALE**

**Connells**

Millwright Close  
Banbury



# Millwright Close Banbury OX16 0RU

for sale offers in excess of  
**£270,000**



## Property Description

A lovely home in a secluded location set close to Banbury's busy town centre. Two bedrooms and bathroom are complimented by a large lounge and small conservatory. Full gas central heating. Outside there is a private driveway which leads into the single garage

Accommodation includes -: An Entrance hall leading to all rooms. The Lounge and the Kitchen overlook the rear garden and the Two bedrooms to the front.

Location wise is a small tucked away cul-de-sac with a real community feel ( in the valuers opinion). A few minutes walk from People's Park and the shops.

## Entrance Hall

## Lounge

10' 6" x 15' 5" ( 3.20m x 4.70m )

Sliding glass door looking over private garden and leading to Conservatory

## Conservatory

8' 2" x 6' 9" ( 2.49m x 2.06m )

Overlooking and with door to rear garden

## Kitchen

8' 6" x 8' 10" ( 2.59m x 2.69m )

Double glazed window to rear aspect; Glow worm boiler installed in 2022

## Airing Cupboard

Hot water tank; shelving

## Bedroom One

10' 7" x 10' 10" ( 3.23m x 3.30m )

Double glazed window to the front aspect

## Bedroom Two

8' 10" x 7' 7" ( 2.69m x 2.31m )

Double glazed window to front aspect

## Bathroom

Bath; low level wc; wash hand basin; radiator

## Loft Space

## Garage

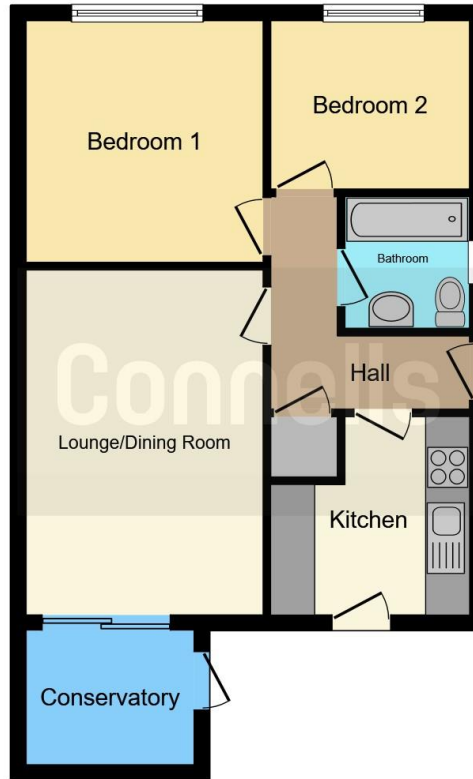
Door and window to garden











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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